

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION	)	DOCKET NUMBER REC-E-26-008
	)	(REC File No. 10016774)
Complainant,	)	
	)	ORDER TO SHOW CAUSE
v.	)	
	)	
NICHOLAS BOSCO JR., licensed New Jersey real	)	
estate salesperson (Ref. No. 2080596)	)	
	)	
Respondent.	)	

THIS MATTER being commenced by the New Jersey Real Estate Commission (the "Commission") in the Department of Banking and Insurance, State of New Jersey, on its own motion, pursuant to the provisions of the New Jersey Real Estate Broker and Salesperson Act, N.J.S.A. 45:15-1 to -42, and the regulations promulgated thereunder at N.J.A.C. 11:5-1.1 to -12.18, and it appearing that:

1. Respondent Nicholas Bosco Jr. (the "Respondent") is an actively licensed New Jersey real estate salesperson, who was first licensed on November 4, 2020. The Respondent's license is currently affiliated with Prime Time Real Estate Inc., a licensed real estate broker, whose main office is located at 145 Lower Main Street, Aberdeen, New Jersey 07747; and

2. From December 21, 2021 until October 15, 2024, and at all times relevant to this matter, the Respondent's license was affiliated with Adele DeMoro LLC, doing business as Keller Williams West Monmouth ("KW West Monmouth"), a licensed real estate broker, whose main New Jersey office is located at 45 County Road 520, Suite 200, Englishtown, New Jersey, 07726. At all relevant times herein, the Respondent worked out of the KW West Monmouth Holmdel branch office, located at 952 Holmdel Road, Holmdel, New Jersey 07733; and

3. At all relevant times herein, Bosco worked with consumer Joe Leone, to locate a home for rent in the Ocean County area; and

4. On or about November 29, 2022, the Respondent contacted the owner (the "Owner") of the real property located at 201 Second Avenue, Tuckerton, New Jersey (the "Property") by telephone to arrange a showing of the premises to his client. During this conversation, the Owner provided the Respondent with the lockbox code to access the Property in her absence; and

5. The Property was advertised for rent on Facebook Marketplace, and was not listed for sale or rent by a licensed real estate broker; and

6. During the phone call described in paragraph 4 above, the Respondent represented to the Owner that he would accompany his client to view the Property on that same day, November 29, 2022, at approximately 3:00 p.m. to 3:30 p.m.; and

7. Shortly after the phone call described in paragraph 4 above, the Respondent provided the lockbox access code to the Property to his client, via text message; and

8. During subsequent communications with the Owner, the Respondent promised that he would accompany his client to view the Property and agreed to contact her during the showing via telephone call, or video call, while the Respondent and his client were at the Property; and

9. On or about November 29, 2026, the Respondent's client used the lockbox access code to gain entry into the Property and view the premises, unaccompanied by the Respondent or any other licensee; and

10. The Respondent never received permission from the Owner, or any other authorized person, to allow his client to access the Property unaccompanied by a licensee; and

11. The Respondent's conduct is in violation of N.J.S.A. 45:15-17(e) (2 counts), as follows:

a. By providing his client, an unlicensed consumer, with lockbox access code information for the Property, as more fully described above, the Respondent demonstrated unworthiness for licensure; and

b. By facilitating the unsupervised access of the Property by his client, an unlicensed consumer, as more fully described above, the Respondent demonstrated bad faith, dishonesty and unworthiness for licensure; and

12. The Respondent violated N.J.S.A. 45:15-17(a) by misrepresenting to the Owner that he would accompany his client to the Property and promising that he would be present during the showing.

And for good cause shown,

IT IS on this 3rd day of August, 2026

ORDERED that Respondent Nicholas Bosco Jr. shall show cause why his real estate license should not be suspended or revoked and/or why fines or other sanctions should not be imposed pursuant to N.J.S.A. 45:15-17 and N.J.A.C. 11:5-1.1. The Respondent shall file a written Answer to the charges in this Order to Show Cause as required by N.J.A.C. 11:5-11.2 within twenty (20) days of the service of this Order. As required by N.J.A.C. 11:5-11.2, Respondent's written Answer must include specific admissions or denials of all allegations in this Order to Show Cause, state the factual basis of each and every factual allegation denied, and assert any defenses that Respondent intends to present in the event that this matter is deemed a contested case and a plenary hearing is held; and

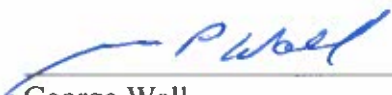
IT IS FURTHER ORDERED that failure to comply with all of the requirements of N.J.A.C. 11:5-11.2 may result in a determination that there are no material facts or issues of law in dispute and any presentation made to the Commission will be limited to the issue of the severity of any sanction or penalty to be imposed; and

IT IS FURTHER ORDERED that the Commission will review this Order to Show Cause and Answer(s) filed, if any, at a meeting scheduled on or after the 6th day of October , 2026 at 9:30 a.m. to determine whether there is a material fact or issue of law contested. No appearance is required at that time; and

IT IS FURTHER ORDERED that if the Commission determines that there is a material fact or issue of law contested, a hearing will be scheduled for a future date; and

IT IS FURTHER ORDERED that if the Commission determines that there is no material fact or issue of law contested, a hearing shall be scheduled at which the Respondent will be limited to presenting witnesses and documentary evidence regarding the issue of the severity of any sanction or penalty to be imposed; and

IT IS FURTHER ORDERED that a copy of this Order be served upon the Respondent as provided in N.J.S.A. 45:15-18, which service may be accomplished by serving a copy of this Order on the Respondent personally, or by delivering a copy thereof to his last known business address via certified mail.


George Wall
Acting Executive Director
New Jersey Real Estate Commission